

PROJECT NARRATIVE

Scottsdale Healthcare's hospital has been in the Grayhawk community master plan since the early 1990's and they have set out with the goal of developing a community hospital campus. From this involvement in the master plan Scottsdale Healthcare has begun development on their Thompson Peak campus which is now located on Thompson Peak Parkway just east of Scottsdale Road. The 73rd Street runs north along the western edge of the property and Scottsdale Healthcare Drive intersects the campus from Thompson Peak Parkway to 73rd street. The first project on the campus was a medical office building constructed in 1999 followed by a second phase addition in 2001. The next development on the campus will be the construction of a community hospital to service the incredible growth in North Scottsdale area.

Thompson Peak Hospital will be a full service community hospital including both inpatient and outpatient services. The hospital will consist of a three story structure with a height of 48 feet. Phase one construction will include 128 patient beds with approximately 230,000 gross square feet. Future phases could include an additional 56 beds which would be located in a new three story patient wing. These future phases could add up to a total final build out of approximately 316,000 gross sq. ft. and 180 patient beds. On site parking in phase one is approximately 335 spaces and a future multi-level parking structure that would increase the total to approximately 500 spaces.

The planning of the campus has included many meetings with Grayhawk community groups and from these many meetings several major master planning elements have been resolved. The first is that we have lowered the hospital into the site to help minimize the height of the building in relation to the neighborhood as well as Thompson Peak Parkway. We have also located the helistop to the southwest corner of the site again to minimize any impact on the neighborhood. The main entrance for the public and staff will be the Scottsdale Health care Drive and Thompson Peak entrance with 73rd street entrance to serve mainly for hospital support.

Architecture

Scottsdale Healthcare and the Grayhawk HOA have created design guidelines which will serve as a baseline for the design elements of the project. This document includes guidelines for the exterior colors, materials, and design detailing. Scottsdale Healthcare also has an existing medical office building from which we have drawn several design influences including the use of a strong horizontal fascia element and the use of a manufactured stone on vertical elements. We will also incorporate design details such as similar sloped window soffits and deep recessed windows. Other influences on the design include the Discount Tire building, the Grayhawk Golf Clubhouse and the Classic Residence by Hyatt.

The new hospital will be a three story steel structure with an exterior skin comprised mainly of E.I.F.S with manufactured stone accents on the columns. . The proposed colors are all desert tones which draw influence from the Grayhawk guidelines. We have

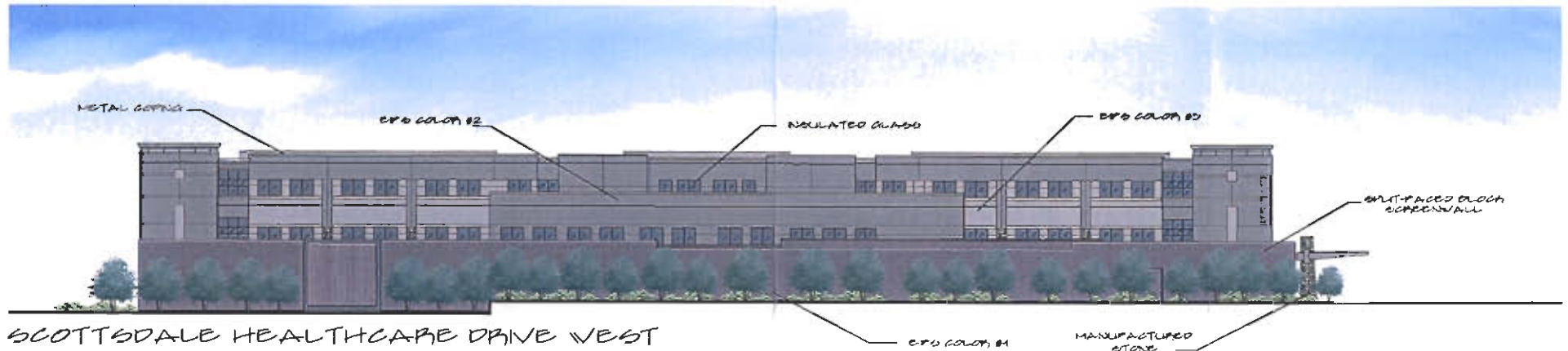
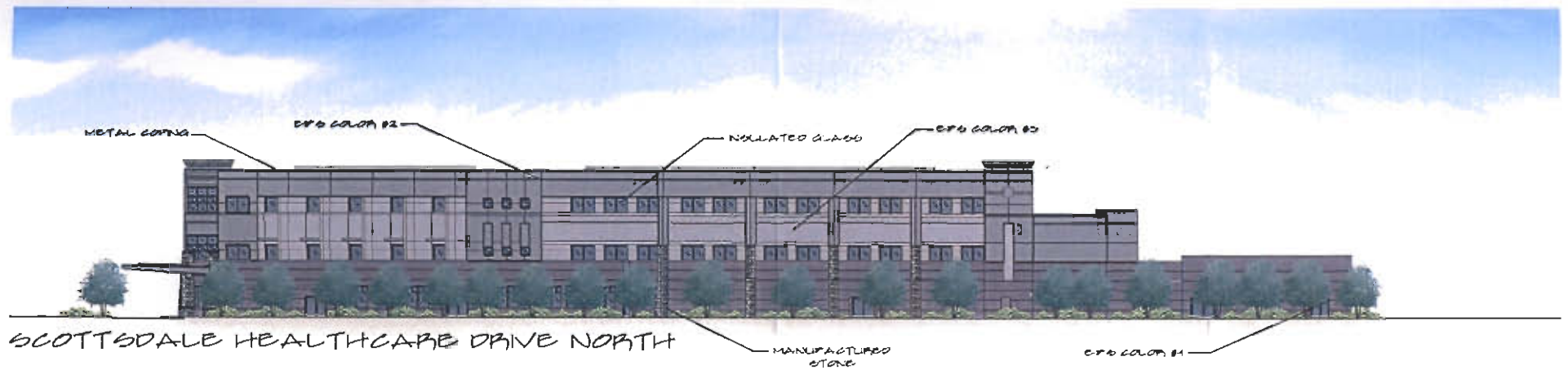
chosen three colors for the building one will act as a dark base for the building a second will be incorporated on all the major massing elements (i.e. stairs, columns and fascia) and a lighter third color will be incorporated on all the recessed infill areas. We will be incorporating a manufactured stone product selected areas of the exterior and some interior columns. These exterior columns have been pulled out from the face of the building and are clad up to the second level with a manufactured stone again drawing from similar elements on the existing medical office building. A strong horizontal fascia element runs the length of each patient wing and is intended to have several affects, it draws influence and ties the project with Scottsdale Healthcare's existing medical office building and should also influence the scale of the building, as well as acting as sun shading for the windows. The hospital has three entry canopies including the main entry, emergency walk-in and the ambulance entry. These canopies will vary in size and scale but will have similar design elements consisting of faux stone wrapped columns, painted exposed steel members and an E.I.F.S parapet. Also included in the design is an outdoor dining area with trellis covered seating, a healing garden and a landscaped interior courtyard. The mechanical/powerhouse yard will be completely enclosed by series of split face block screen walls that will both interlock and vary in height to help brake up the mass and add interest to the elevation along 73rd street. These walls will also be appropriately landscaped to soften and lower the scale along 73rd street.

Circulation / Landscaping

As seen on the landscape and site plans, a series of pedestrian walkways will provide accessible pedestrian access to the entire site as well as providing a direct, consistent, and integrated link to Scottsdale Healthcare's existing medical office building. The design also includes pathways that will serve to provide linkage to any future campus projects. The design of the site incorporates a series of low interlocking split face block walls that will be integrated with earthen berms and landscaping to add interest and depth to the site as well as helping minimize the view of automobile on the site. The main entrance to the hospital will be enhanced with a series of low stone seat walls and landscaping that are reminiscent of detailing found at the Grayhawk golf clubhouse.

EKA
Corrosion, Weather
& Ammonium, Inc.
P.O. Box 1000
Portland, OR 97208
503/241-0100
503/241-0101 fax

PHASE 1 SITE PLAN
THOMPSON PEAK HOSPITAL
SCOTTSDALE, ARIZONA
SCOTTSDALE, AZ



- | | | |
|--------------|----------------------------------|-----------------|
| CFB COLOR #1 | MANUFACTURED STONE | INSULATED GLASS |
| CFB COLOR #2 | MULTI-FACED BLOCK - AUTUMN 62275 | |
| CFB COLOR #3 | METAL COPING | |

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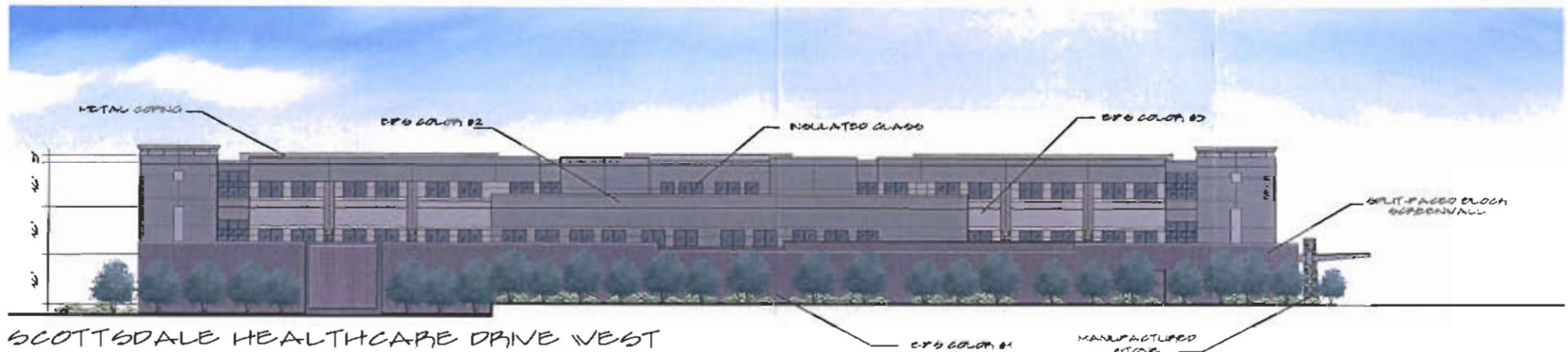
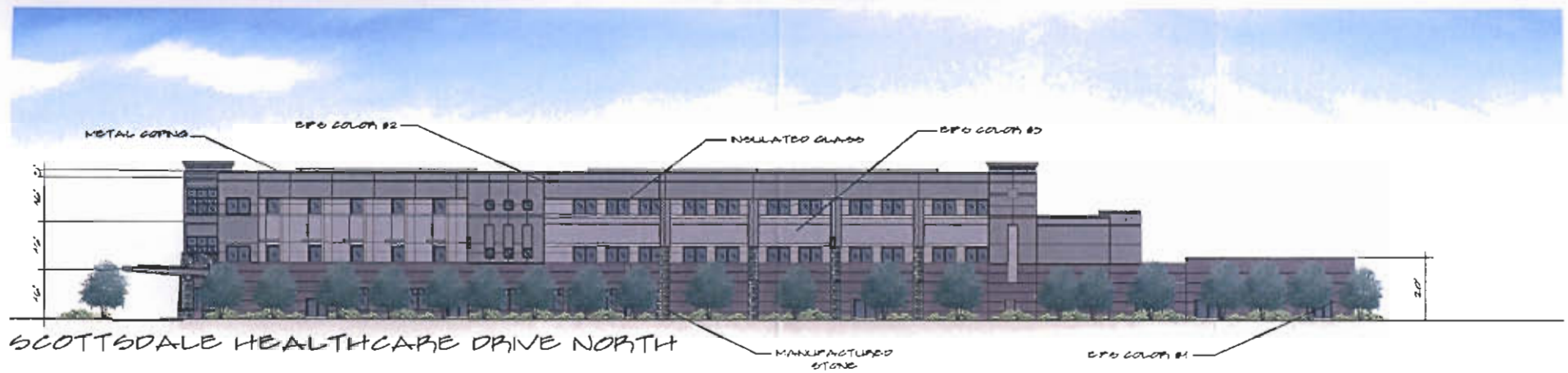


Earl Swensson Associates
richard l. miller, architect
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

STREETSCAPE ELEVATIONS

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**SCOTTSDALE
HEALTHCARE-**
Thompson Peak



EPG 8206 SWISS MOCHA	MANUFACTURED STONE THOMPSON PEAK BLEND	PIG PLANT GLASS OPTICITY 20
EPG 8142 SPECTRUM BROWN	SPLIT-FACED BLOCK - AUTUMN 6227D	
EPG 8448 BAVARIAN WOOD	METAL CORING ROVE GREY	

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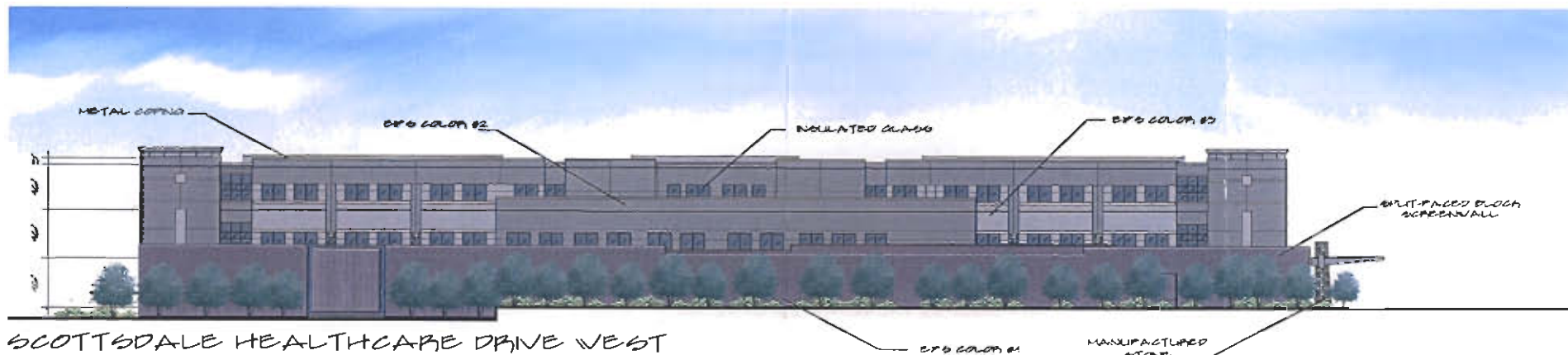
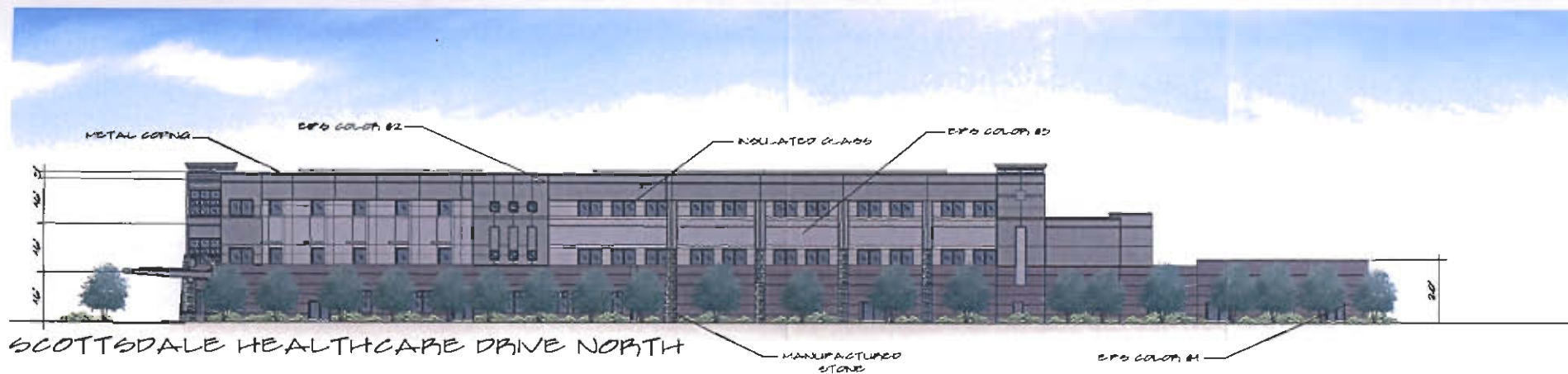


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Nashville, Tennessee 37203

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EPS 8206 RIVER MOCHA	MANUFACTURED STONE THOMPSON PEAK BLEND	EPS FLAT GLASS OPTICREY 25
EPS 8442 SPOTLIGHT BROWN	SPLIT-FACED BLOCK - AUTUMN GLAZED	
EPS 8448 BAVARIAN WOOD	METAL CORING DOWD GREY	

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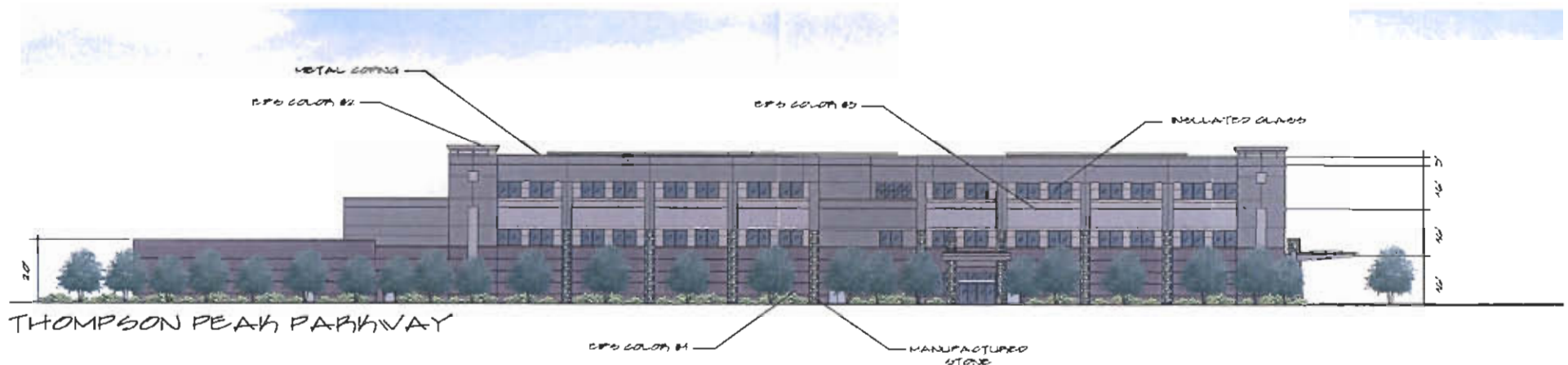


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richard l. miller, architect
2100 West End Avenue Vanderbilt Plaza
Nashville, Tennessee 37203

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EPD #506 SWISS MOCHA	MANUFACTURED STONE THOMPSON PEAK BLEND	PPG FLOAT GLASS OPTICITY 25
EPD #402 SPECTRUM BROWN	SPLIT-FACED BLOCK - NUTMEG G2275	
EPD #448 BAVARIAN WOOD	METAL COPING ROVE GREY	

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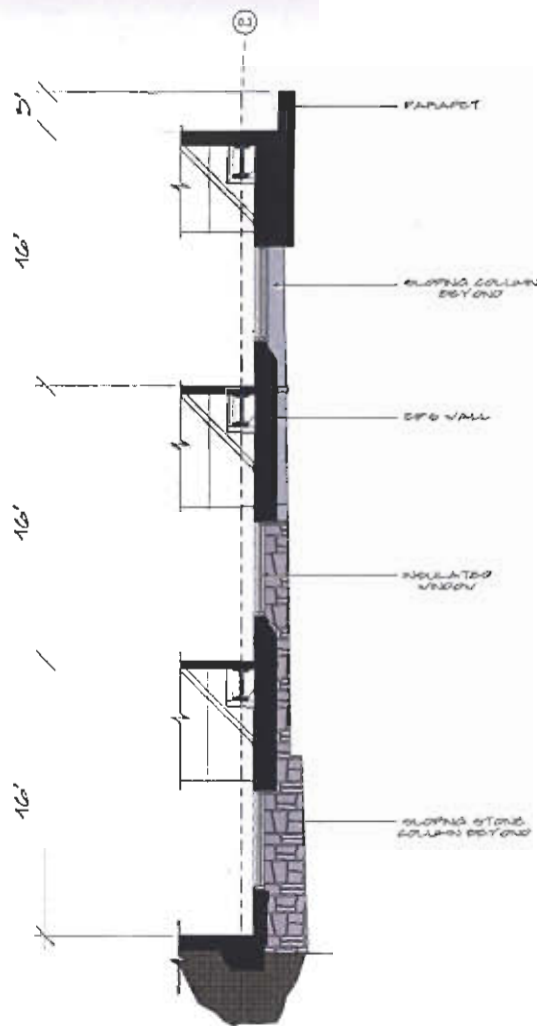


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richard l. miller, architect
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SCHEMATIC WALL SECTION



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PARTIAL EAST ELEVATION - MAIN ENTRY



Earl Swenson Associates
richard l. miller, architect
2105 West 2nd Avenue, Henderson Plaza
Henderson, Tennessee 38501

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richard J. miller, architect
2100 West End Avenue Vanderbilt Plaza
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PERSPECTIVE

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